

TWC/2021/0191

Land adjacent 4 Tunnel Cottages, Aqueduct Lane, Stirchley, Telford, Shropshire
Reserved matters application pursuant to outline planning permission
TWC/2017/1018 for the erection of 2no.dwellings including details for access,
appearance, landscaping, layout and scale *****amended red line boundary, site
plans and ecology survey received*****

APPLICANT

Strata Developments

RECEIVED

14/05/2021

PARISH

Stirchley and Brookside

WARD

The Nedge

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE BY
STIRCHLEY & BROOKSIDE PARISH COUNCIL**

Online Planning File:

[https://secure.telford.gov.uk/planning/pa-
applicationssummary.aspx?applicationnumber=TWC/2021/0191](https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2021/0191)

1.0 SUMMARY RECOMMENDATION

1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT RESERVED MATTERS** subject to Condition(s) and Informative(s).

2.0 SITE AND SURROUNDINGS

2.1 The application site is relatively flat parcel of land located between a row of traditional terraced properties and the 'Elms' Playing Field which forms part of Telford Town Park. The frontage of the site is predominantly made up of a dense roadside hedge. There is currently a gap in the hedge, which can be used as a pedestrian access to the site.

2.2 The site has been cleared for development in the past which was never implemented, and since that time a number of trees have started to grow back alongside the establishment of weeds and shrubs across the site. There is a Local Nature Reserve situated at the east of the site which forms part of the Telford Town Park. There are existing residential properties on the opposite side of the road, constructed circa. 1970's.

2.4 The application site is directly opposite the junction for Knightsbridge Crescent. Aqueduct Lane itself is a quiet, no through road in the centre of the defined Telford urban area, and due to its proximity to the Town Park, has a relatively rural appearance despite its central location. The site is within easy access of several local centres, including Stirchley, Aqueduct and Brookside. Telford Town Centre is located approximately 2.4 miles away.

3.0 APPLICATION DETAILS

- 3.1 This application seeks Reserved Matters consent for the erection of a pair of dwellings on the land adjacent to No. 4 Tunnel Cottages on Aqueduct Lane in Stirchley. The application follows the grant of Outline Planning Consent in 2018. The plot has been subject to a number of planning applications over recent years, however currently remains vacant and undeveloped.
- 3.2 The application proposes consideration of Reserved Matters for access, layout, scale, appearance and landscaping for the proposed pair of dwellings. The dwellings proposed consist of a pair of semi-detached 2-bed properties, with front gardens and private amenity space to the rear. The dwellings would be setback within the site to provide off-street parking to the front of each plot. The plots would utilise a shared access onto Aqueduct Lane.
- 3.3 The application has been subject to the receipt of amended plans and additional information, and its subsequent re-consultation. The amendments consist of a change to the red line boundary following a land registry search being conducted by the Applicant; changes to the visibility splay shown on the plans; amendments to the carriageway detail on the edge of the highway; and submission of an up-to-date ecology survey.

4.0 RELEVANT HISTORY

- 4.1 TWC/2017/1018 - Outline Planning Permission for the erection of upto 2no. Dwellings with all matters reserved - Outline Consent Granted at Planning Committee, 15 June 2018
- 4.2 TWC/2015/0566 - Erection of 3no. Terraced dwellings with associated parking, landscaping and access ***Amended red led line (to extend the plot) and additional information received*** - Withdrawn, 21 April 2016

This application was heard at Planning Committee on 28 October 2015 and was deferred due to the submission of further Amended Plans. The Applicant chose not to proceed with the application following this and it was subsequently Withdrawn.

- 4.3 W2007/0990 - Erection of detached dwelling with construction of a new vehicular access ***Amended description*** - Full Granted, 17 September 2007

This application was granted, however was never implemented.

- 4.4 W2004/1408 - Residential Development (Outline) – Full Refused, 31 January 2005

This Outline Application for 3-5 dwellings was refused due to insufficient information, the site being of an inadequate size to accommodate the number of dwelling proposed without adversely affecting the character of the area and neighbouring properties, and the access not being adequate.

5.0 RELEVANT POLICY DOCUMENTS

5.1 National Guidance:

National Planning Policy Framework (NPPF)

5.2 Local Development Plan:

Telford & Wrekin Local Plan 2011-2031:

SP1 Telford

SP4 Presumption in Favour of Sustainable Development

C3 Impact of the Development on Highways

NE1 Biodiversity & Geodiversity

NE2 Trees, Hedgerows and Woodlands

NE6 Green Network

BE1 Design Criteria

ER11 Flood Risk Management

ER12 Sewerage Systems and Water Quality

6.0 SUMMARY OF STATUTORY CONSULTATION RESPONSES

6.1 Brookside & Stirchley Parish Council: Object:

- Concerns regarding the highway network, increased traffic and poor parking;
- Visual amenity;
- Damage to trees and impact upon ancient hedgerow;
- Surface water drainage issues;
- Potential landslip;
- Potential formation of a ribbon development;
- Request to Green Card the application to have it considered at Planning Committee.

6.2 Ecology: Support subject to Condition(s):

- The Conditions requested on the Outline application still remain valid;
- Prior to the development commencing, an ecological mitigation strategy shall be submitted and approved in writing;
- Prior to the development being brought into use, details of artificial nesting and roosting boxes, and a lighting plan shall be submitted and approved in writing;
- Requests the inclusion of Informatives regarding nesting wild birds.

6.3 Highways: **Support subject to Condition(s):**

- Under the adopted local plan parking standards the development as a whole requires 3.2 on plot car parking spaces - 4 are being provided;
- The site provides a turning court which meets the geometric requirements to allow a forward gear exit from the site onto Aqueduct Lane for vehicles;
- There is a requirement for the development, under the outline consent, to provide visibility splays of 2 x 33 metres which the Applicant has shown can be achieved without removal of any roadside hedgerow adjacent to the site;
- It is acknowledged that the properties 'Tunnel Cottages' attract a lot of on-street parking. The visibility splays take this into account;
- With regards to the faux carriageway edge line across Aqueduct Lane on the development side shown on the proposed plans, this would appear to be a carry forward of OS base mapping used on AutoCad tiles and possibly suggests a historic survey line of hedge or margin growth into the carriageway. This is not really evident on site today but the 700mm margin indicated is acknowledged to be a reasonable indicator of the front bumper waiting point for any car pulling out of the proposed access. The feature is not a proposed narrow footway;
- The traffic generation from the proposed 2no. unit 2-bed development would be insignificant against local extant background traffic in the area;
- Aqueduct Lane, Knightsbridge Crescent and Belgrave Crescent are all adopted but unclassified minor roads and when considered in context against many other higher order residential streets in the Borough exhibit low levels of traffic and speed;
- In the past 10 years there have been no recorded accidents in the vicinity of the site which have resulted in either a slight, serious or fatal accident;
- It was determined at Outline stage that the plot is suitable for development from a highways perspective, and there would be no defensible reason to refuse this application.

6.4 Drainage: **Support subject to Condition(s):**

- The drainage Condition requested on the Outline application is still applicable: A full scheme of both foul and surface water shall be submitted and approved in writing prior to the commencement of the development.

6.5 Arboriculture: **Support subject to Condition(s):**

- The Conditions requested on the Outline application are still applicable: Prior to any tree felling taking place, a scheme for replacement trees must be submitted and approved in writing.

6.6 Shropshire Fire: **Comment:** Propose Fire Safety Informative.

6.7 Archaeology: **No comment.**

7.0 **COMMUNITY CONSULTATION RESPONSES**

7.1 Public Representations:

7.2 38no. neighbouring properties have been formally consulted on the proposal. The Local Planning Authority have received 68 letters of objection from 32no. addresses in response to the consultation. A Petition from local residents has also been submitted in objection to the proposal, containing over 200 signatures. The contents of all comments are available in full on the planning file, but key points have been summarised as follows:

Material Planning Considerations:

- Impact upon highway safety and the narrow lane as a result of the increase in traffic from the new dwellings;
- Increased parking along the road opposite the junction for Knightsbridge Crescent;
- Insufficient parking provided for each property to prevent cars parking along the road, alongside insufficient car parking for Tunnel Cottages;
- Lack of ability to achieve a suitable visibility splay;
- Lack of pedestrian footpath along Aqueduct Lane. Safety for pedestrians;
- Houses will be out of keeping with current traditional properties (Tunnel Cottages) and not sympathetic to the surrounding area due to being set back within the site;
- Scale and appearance of the new dwellings out of character;
- Loss of privacy and overbearing impact upon the existing dwellings;
- Fears that by allowing developers to build a pair of houses, this will set precedent to allow building on fields;
- Proximity to a Local Nature Reserve;
- Proximity to the 'Elms' Playing field and Telford Town Park, noting that the application cuts into a section of the Town Park;
- Drainage infrastructure in place cannot cope with existing properties and does not have capacity for any further dwellings;
- The removal of any hedges is not acceptable and would spoil the appearance of the lane. Note that the hedge running along Aqueduct Lane is part of the Green Guarantee and should be protected;

- Telford has exceeded its 5-year land supply and does not need any further new houses;
- The development site contains wildlife including newts, snakes, hares and nesting birds;
- The Preliminary Ecological Report is out of date;
- The removal of trees for the proposal is not acceptable;
- Loss of green space and amenity of the area;
- Brownfield land exists elsewhere and should be utilised for housing instead;
- References made to the previous applications on the site, predominantly TWC/2015/0566, the unacceptable nature of this application and how it was rejected;
- The site is formally agricultural / garden land and should not be built on. Garden grabbing has also been raised as an issue;
- The construction traffic to build the dwellings would be unsuitable for the lane;
- No public benefit and not in the interests of the local community;
- Planning and Highways Officers have not visited the site to meet with the public;
- Inaccuracy of plans and errors made on previous application plans;
- Incorrect inclusion of a footpath along the front of the site;
- Outline planning permission was granted based on incorrect plans and should be considered invalid;
- Inaccurate application form details;
- Outline planning was recommended to be granted for 2-years but appears to have been granted for 3-years;
- 'Red spot' on a tree on the Town Park boundary found, and suggested to be marked for removal.

7.3 A number of objections raising non-material planning considerations make the following observations:

- Loss of view of the Town Park from neighbouring properties;
- Suggestion that the land should instead be used as an extension to the existing nature reserve or community garden land;
- The query of why houses need to be built in an area where residents do not wish further houses to be built;
- Suggestion that the application should not be considered by the Council and should be Withdrawn;
- The query of why another application has been submitted when previous applications have been rejected;
- Objections regarding the planning process and changes being made to the application underhandedly by the Council;
- Complaints made regarding Planning Officer's and maladministration by the Council;
- The Leader of the Council is a Director of the Applicant's company and is a conflict of interest;
- Requests for comments on previous applications to be taken into account;

- Lack of information on the application form provided about the Applicant's Agent who is an employee of TWC;
- The application has been referred to the Secretary of State for Local Government as a complaint.

8.0 PLANNING CONSIDERATIONS

8.1 Having regard to the Development Plan and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Layout, Scale and Design
- Highways, Access and Parking
- Neighbouring Amenity
- Response to consultation comments

8.2 Principle of Development

8.2.1 Section 38(6) of the Planning and Compulsory Act (2004) states that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

8.2.2 This application is a Reserved Matters application following an Outline Approval at Planning Committee in 2018. The Outline Approval established the principle of development on the site, and by granting Planning Permission, the Council have acknowledged that the site is suitable for development. The Outline Consent was Granted for up to 2no. dwellings, and therefore it has been acknowledged that the site is large enough to accommodate 2no. dwellings. The Outline Approval also confirmed that the site can be accessed and drained sufficiently in order to support new residential development. Where an outline planning permission has been granted, a further application must be made within 3 years of the date of the approval for the outstanding reserved matters. This current application is seeking the approval of these outstanding Reserved Matters for layout, scale, appearance, and access and landscaping, and must be considered in conjunction with the Outline approval. The LPA is therefore only able to consider these five outstanding matters alone, and cannot revisit the principle of development.

8.2.3 However a number of comments from neighbouring properties have been raised regarding the principle of developing the site, in particular that building on the site would be encroaching onto green space and the Town Park, and that developing the site would allow for other developments on Town Park land. The site is privately owned land, in that it is not part of the Telford Town

Park designation; there is no access to Telford Town Park through this site, nor does the site have any open amenity use. Furthermore the site has no land designation in the Local Plan, and is not protected from any 'Green Network / Local Wildlife Site / Local Nature Reserve' status. Therefore developing the site would not result in the loss of any designated green space and the site is considered to be a suitable vacant infill plot in a sustainable location.

8.2.4 Whilst the principle of development has already been accepted, Officers again confirm for the purposes of this report that the proposal is compliant with Policies SP1 and SP4 of the Telford & Wrekin Local Plan (TWLP) and only the Reserved Matters can be considered under this application.

8.3 Layout, Scale and Design

8.3.0 Policy BE1 of the TWLP advises that development should respect and respond positively to its setting, and should enhance the built and natural environment.

8.3.1 The scheme proposes 2no. dwellings which are semi-detached, each with two bedrooms. Each plot proposes a generous rear garden, and small front garden with off street parking provided for each property. The dwellings would be set back within the site to accommodate the parking at the front of the plots. The dwellings appear to be modest in scale and sit comfortably within the plots.

8.3.2 The properties forming the large estate opposite the site on Aqueduct Lane and Knightsbridge Crescent were constructed in the 1970s and Tunnel Cottages adjacent to the site consist of a more traditional design and are more historic. Due to the variety of properties in the vicinity, it is considered that a pair of additional dwellings being erected in this area would not cause harm to the character of the area. The design of the dwellings put forward is considered to be appropriate as it takes reference from both the traditional Tunnel Cottages, and the estate later constructed on Aqueduct Lane and Knightsbridge Crescent through a combination of architectural features and use of materials. The properties are proposed to be constructed from both brick and render, directly reflecting the materials used within the vicinity and the properties have been designed to appear more traditional, reflecting the neighbouring properties, Tunnel Cottages.

8.3.3 It is acknowledged that the dwellings would be set back within the plots, which does differ to the properties Tunnel Cottages adjacent. However as Tunnel Cottages are only made up of 3no. properties, these do not form a strong building line and therefore the layout is not required to be directly replicated

by the new development. The set back of the plots is more characteristic of the later houses opposite the site on Aqueduct Lane, and provide off-street parking, similar to those properties. As Tunnel Cottages are historic, there would not have been a requirement for off-street parking at the time of their construction, and therefore the proposed plots would satisfy current regulations with regard to parking, whilst also reflecting the overriding character of the area by being set back.

8.3.4 Comments have been received from neighbouring properties regarding the layout of the plot and the set back of the dwellings proposed, referencing a previous application in 2015. It is noted that each application is assessed on its own merits, acknowledging that the 2015 application was prior to the adoption of the current Local Plan in 2018 and is not comparable with the current scheme. The 2015 application also proposed 3no. dwellings rather than 2no. as proposed and is therefore materially different.

8.3.5 On balance, it is considered the appropriate design and use of materials would ensure the properties are respectful and sympathetic to the setting of the site. The set back of the properties would still be reflective of the character of the area and would be required to meet modern parking standards. The scale, layout, design and appearance of the dwellings proposed would not cause any significant adverse impacts upon the streetscene and are in accordance with Policy BE1 of the TWLP.

8.4 Highways, Access and Parking

8.4.1 The proposal would involve the creation of a new access onto Aqueduct Lane at the front of the site. The principle of demonstrating that suitable access to the site could be achieved was established at the Outline stage, however the Council Highway Engineer has reviewed the scheme in detail, alongside the consultation comments to be able to make an informed recommendation for the scheme.

8.4.2 The proposal is considered to have sufficient parking to support the dwellings as outlined in the Telford and Wrekin Local Plan Parking Standards for the suburban area and the spaces provided exceed the standards by providing 4no. spaces where 3.2 are required.

8.4.3 The site provides a turning area which meets the geometric requirements to allow a vehicles to exit the site in forward gear.

8.4.4 With regard to the visibility splays provided, there is a Condition on the Outline Approval which specifies that a splay of 2 by 33 metres must be achieved. The Applicant has provided two examples of how the 33 metres visibility splay

can be achieved to the south depending on whether vehicles are parked up outside Tunnel Cottages or not. It is unreasonable for the applicant to account for every parking scenario as parking habits change and there are day-to-day variations. From time-to-time there may be some encroachment into these splays, however in residential areas this type of arrangement is not uncommon, particularly on older Victorian Streets, and in practice causes no issues.

8.4.5 The Highways Officer acknowledges that cars are regularly parked outside Tunnel Cottages on the highway however the visibility splay has been designed to take this into account. In addition, it could be reasoned that having on-street parking at times outside the existing Tunnel Cottages allows drivers exiting from the development to creep further out onto Aqueduct Lane for visibility due to the resulting deflection of traffic away from the site access.

8.4.6 The applicant has provided a representation of how the 33 metres visibility splay can be achieved to the north. In order to negate protected hedge removal, the splay has been aligned to the centre line of Aqueduct Road in the direction of Belgrave Crescent. It is to be noted that the splay line has not been measured tight to the corner of the hedge to achieve this so in reality could be pulled slightly more towards the nearside kerbs enhancing things further. Notwithstanding this, measurements to the centre line are generally only accepted if three tests can be met, namely:

- i) A forward gear exit from the minor access can be made;
- ii) It is the visibility splay to the left of the driver, as a result of the UK driving on the left hand side of the road, so the higher order road vehicles are on the offside;
- iii) It is unlikely that vehicles approaching from the left will cross the centre line onto the nearside in the vicinity of the minor access.

8.4.7 Due to the requisite on plot turning facility, the splay being to the left and the provision of verge margin crossover parking for existing properties No's. 19, 21 and 23 Aqueduct Lane that on balance the centre line principle is justifiable.

8.4.8 In respect of public representations noting a narrow 'footway' shown on the plans at the front of the site, the submitted drawings indicate some form of faux carriageway edge line across Aqueduct Lane on the development side. This would appear to be a carry forward of OS base mapping used on AutoCad tiles and possibly suggests a historic survey line of hedge or margin growth into the carriageway – this feature is not a proposed narrow footway.

- 8.4.9 The faux 700mm margin is not evident on site today, rather representing the front bumper waiting point of existing traffic without unsafely interfering with the south to north passage of vehicles on Aqueduct Lane. Accordingly, the 2 metre seated driver position into the site from this point, on balance, is considered to be justifiable.
- 8.4.10 With regard to concerns raised in relation to additional traffic and highways safety, it is considered that the traffic generation from the proposed pair of 2-bed units would be insignificant against local background traffic in the area. The surrounding highway networks exhibit low levels of traffic and speed when compared with other minor roads in the borough, and in the last 10-years no accidents in the vicinity of the site have been recorded which have resulted in either a slight, serious or fatal accident.
- 8.4.11 The Highways Engineer concludes that, on balance, there would be no defensible case to object to the Reserved Matters application as the principle of achieving a suitable access point as demonstrated at Outline stage. The application is consistent with the expectations for Reserved Matters applications and is in line with Policy C3 of the TWLP.

8.5 Neighbouring Amenity

- 8.5.1 Telford & Wrekin Plan Policy BE1 states that new developments should not prejudice existing surrounding uses.
- 8.5.2 The position of the dwellings proposed would be set back within the site, and some concern has been raised by neighbouring properties regarding the impacts of overbearing and loss of privacy which may occur as a result of the proposals. The only neighbouring property in close proximity to the site is No. 4 Tunnel Cottages.
- 8.5.3 Officers consider that despite the setback position of the properties, due to the separation distances in place, the scheme is unlikely to cause any adverse harm upon the nearest neighbouring property, No. 4 Tunnel Cottages. The dwellings would be set back behind the garden of No. 4 Tunnel Cottages so would sit almost level with the vacant land to the rear rather than the garden associated with No. 4, but would also not be set back far enough to cause any overlooking into the garden itself. On balance, this relationship is considered to be acceptable and would cause no direct loss of privacy to No 4 Tunnel Cottages.
- 8.5.4 It is acknowledged that No. 4 will experience a change in outlook, given the current open view of the Town Park, however loss of a view cannot be taken on board as a planning consideration.

8.5.5 The LPA therefore considers that the scheme would not cause any significant detrimental impacts upon neighbouring properties and would be in compliance with Policy BE1 of the Local Plan.

8.6 Response to Consultation Comments

8.6.1 Noting comments in respect of the drainage of the site, the principle of draining the site was established at the Outline stage where the Council's Drainage Team raised no objection to the proposal subject to the inclusion of Conditions. The Conditions remain valid and will be required to be discharged prior to the development commencing.

8.6.2 Regarding biodiversity on the site, a large number of concerns were raised by the public about impact upon habitats, species, impact upon the Local Nature Reserve and the suitability of the Ecology report submitted by the Applicant. An Ecology Report was submitted with the original Outline Application, where, following review of the survey, recommendations for Condition(s) and Informative(s) were made by the Ecology Officer. No Condition was included to request a revised/amended Ecology Report at Reserved Matters stage. Whilst not required for the consideration of this application, the applicant provided an updated report which concluded there was no change on site from the original application. The Ecology Officer has confirmed in their comments that the original Outline Conditions remain applicable.

8.6.3 Furthermore, concerns have been raised regarding the hedgerow fronting the site, namely the impact of its removal and the designation on the remainder of the hedge which falls outside of the site boundary. The hedge at the front of the site is privately owned and does not hold any designation under planning legislation, and can be removed at any time regardless of this application; it can therefore be removed to facilitate the development. As the adjoining section of hedge falls outside of the Applicant's land ownership and is part of the Council's Green Guarantee, this is not part of the application and cannot be removed. Only the small section of hedge at the front of the site is proposed to be removed as part of the application. The visibility splays for the development have been designed to ensure no hedgerow outside of the site boundary will be impacted or removed, and this is confirmed within the Highways Engineers comments from their assessment of the scheme.

8.6.4 Concerns have been raised in respect of a tree within the Town Park boundary nearby to the site marked with a 'red spot' and some comments suggested this had been marked for removal. As the tree is outside the site boundary and not marked for removal on the plans, the Tree's removal could not be authorised through this planning application. From discussions with the Applicant's Agent, they are not aware of the marking of the tree and have

confirmed no trees will be removed until such a time when permission has been granted and the appropriate Conditions have been discharged.

- 8.6.5 A comment has been raised by the Parish Council in respect of land stability at the rear of the site. As the site does not fall within an area of known land instability or high risk mining, it would be the Applicant's responsibility to ensure the site is stable, in accordance with the advice within the NPPF.
- 8.6.6 Concern has been raised with regard to the impacts from construction vehicles due to the narrowness of the lane. The LPA propose the inclusion of a Site Environmental Management Plan (SEMP) Condition on the consent so that the Applicant can provide details of vehicle parking, storage of machinery and materials, wheel washing and other matters. Whilst the LPA acknowledge the development may cause some disruption for a short period of time from construction, a SEMP would help to reduce any daily disruption caused and manage operations of the development.
- 8.6.7 It is noted that a large number of comments received as part of the consultation are not material planning considerations that are not addressed as part of the planning application. Allegations raised regarding maladministration by the Council, conflicts of interest and underhanded work have been discussed as separate matters outside of the planning process.
- 8.6.8 Acknowledging comments querying why the application has been registered and is being considered despite the public objection and the apparent inaccuracy of the plans, the LPA advise that it is the statutory role of the Local Planning Authority to register and consider any valid planning application, and its determination should be within the statutory time periods. The refusal of the LPA to register an application, or determine within the set time frame could result in an appeal directly to the Secretary of State, who will then determine the application; the LPA would only be able to make comments on this appeal and would have no control over the outcome or any conditions. The LPA are not in control of the submission of applications, or what plans are contained within the application; the LPA must make a determination and cannot refuse to validate and consider applications because of public opposition. Furthermore In accordance with the NPPF, the LPA has a duty to 'approach decisions on proposed development in a positive and creative way' (*NPPF 2012*), and will therefore seek to resolve any issues that have become apparent from the consultation responses, and other material planning considerations.
- 8.6.9 In addition to this, some responses to the consultation have requested the LPA withdraw the application, however only the Applicant or their appointed Agent can request to withdraw an application. Other comments suggest the

site should be gifted to the Town Park and included as part of the nature reserve, or that other brownfield land should be utilised elsewhere. The LPA have no control over the land ownership and must consider any application that is submitted for the site in question. The planning process cannot influence the ownership of land and cannot insist upon a different location for the development put forward.

8.6.10 With regard to the plans submitted, a number of responses from the consultation believe the plans to be inaccurate. It is the role of the LPA to check all plans in detail and for consultees to measure the plans in order to reach an informed decision. Whilst the LPA do not visit the site and re-measure the site to ensure the plans have been drawn correctly, the LPA do check all plans in detail to ensure the information submitted is consistent with the site, and all plans are to-scale to enable an informed decision to be made. In this instance, the LPA have conducted an assessment and are satisfied that the plans submitted are accurate.

8.6.11 Based on the above conclusions, it is considered the comments raised during the consultation have been addressed in detail and the concerns mitigated where required.

9.0 CONCLUSIONS

9.1 On balance, the Reserved Matters application to erect a pair of dwellings is considered to be acceptable. The site is in a sustainable location and it has been demonstrated that the site can be adequately drained, accessed and appropriate parking provision is available. The scale, design and layout of the scheme is considered to be appropriate and would respect and respond positively to the setting of the local area. No significant detrimental impacts would occur upon neighbouring residents as a result and the comments raised by neighbouring properties have been addressed. As a result, the proposal is considered to comply with policies of the Telford & Wrekin Local Plan and is in accordance with national policies contained within the NPPF.

10.0 RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT RESERVED MATTERS** subject to the following Condition(s) and Informative(s):

B150 Site Environmental Management Plan
Tree & Hedge Protection (incl. new hedge to rear of Visibility

- Splay where achievable)
- C013 Parking and Turning Areas Provided Prior to Occupation and retained in perpetuity
 - C38 Works in Accordance with the Approved Plans
 - First floor Windows within side elevation to be obscurely glazed, top hung only; no further windows at first floor
 - Removal of Permitted Development Rights in respect of side extensions and outbuilding
 - I32 Fire Authority
 - I40 Conditions
 - I43 Reasons for Grant of Outline Permission
- RANPPF1